



# CCM 2014 Testimony

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 FAX (203) 562-6314

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## ***PLANNING & DEVELOPMENT COMMITTEE***

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The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 92% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

### **HB 5505, "An Act Concerning A Study Of A State-Wide Property Maintenance Code"**

CCM opposes HB 5505.

CCM is unaware of any statewide problem that would necessitate this bill. HB 5505 is the first step to imposing an unnecessary, counter-productive and costly unfunded state mandate.

#### **A One Size Fits All Maintenance Code Does Not Work:**

- A statewide property maintenance code may require some towns and cities to relax existing blight ordinances in order to comply with a proposed uniform state standard.
- A statewide property maintenance code may require significant funding in order to provide the necessary staffing, and training of local officials to enforce these provisions.

Individual municipalities are in the best position to develop guidelines that will work for their town or city. A statewide property maintenance code would not allow a municipality to develop a plan for combating blight that best fits the character of an individual town or city and allow for the most efficient and cost effective use of limited resources.

Rather than impose an additional mandate upon towns and cities, CCM urges the Committee to provide municipalities with additional resources such as (1) a revolving loan fund for the remediation of blighted properties, (2) a dedicated "Blight Court" or docket within the Housing Court and (3) improving the ability of municipalities to lien the properties of out of state landlords that fail to maintain their properties. These tools will more effectively enable municipalities to manage and combat blight rather than a mandated one size fits all property maintenance code.

**CCM urges the Committee to oppose HB 5505.**



If you have any questions, please contact Randy Collins, Senior Legislative Associate for CCM, at [rcollins@ccm-ct.org](mailto:rcollins@ccm-ct.org) or (860) 707-6446.